



## **SUPPLEMENT TO GRAND RIVER CONSTRUCTION AND LANDSCAPING GUIDELINES**

This dedicatory instrument applies to the following real property in Fort Bend, County, Texas and all improvements thereon:

Grand River, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Slide Nos. 1650/A, and 1650/B and 1651/B, 1652/A and 1652/B, 1653/A and 1653/B and 1654/A in the Map Records of Fort Bend County, Texas.

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Grand River was recorded under Fort Bend County Clerk's File Number 9775092 (as amended and/or supplemented, the "Declaration"); and

WHEREAS, Article VI of the Declaration provides for an Architectural Review Committee ("ARC") and grants said ARC: (1) exclusive jurisdiction over all original construction and over modifications, additions and alterations to residences and other improvements on all Lots in the Subdivision, as those terms are defined therein, (2) authority to adopt Construction Guidelines and Landscaping Guidelines, and (3) authority to establish application and review procedures for plans and specifications; and

WHEREAS the Grand River Construction and Landscaping Guidelines, December 9, 1997 are recorded under Fort Bend County Clerk's File Number 2002130178 (as amended and/or supplemented, the "Guidelines"); and

WHEREAS the ARC desires to supplement the Guidelines, as hereinafter provided;

NOW, THEREFORE, the undersigned, being the members of the ARC, by the authority vested in the ARC in the Declaration and the laws of the State of Texas, do hereby approve and adopt the following additional provisions to the Guidelines, effective as of the date of recording of this instrument.

1. The following is hereby added to the end of existing section **4.12 Drainage** of the Guidelines:

### **4.12(a) FLOOD BARRIERS**

1. No owner shall at any time construct or add to any Lot any flood barrier along all or part of the boundaries of the owner's Lot (i.e. front, side or rear lot lines);
2. No owner may divert or impound the natural flow of surface waters in a manner that damages the property of another as a result of the construction or addition of any flood barrier on any Lot;

3. Flood barriers are permitted within a Lot so long as same are approved in advance in writing by the Architectural Review Committee and the barrier:
  - a. Is placed within a reasonable distance of the main residence (suggested distance of no more than ten feet (10'), however see note below);
  - b. Is wholly independent and separated from any fencing on the Lot;
  - c. Matches the appearance of the exterior of the primary residence on the lot;
  - d. Is incorporated into the landscaping and architecture of the primary residence and lot; and
  - e. Is not constructed in a manner so as to block or obstruct the view of the main residence.
4. Temporary flood barriers may be used in the event of eminent flooding, but must be removed as soon as flooding subsides. In no event may any temporary flood barrier be utilized in such a manner so as to divert or impound the natural flow of surface waters in a manner that damages the property of another.

The ARC shall review each application for flood barrier on a case by case basis to determine “reasonable” proximity of the flood barrier to the Lot’s primary residence. No flood barrier may be added to or otherwise incorporated into any fence on any Lot. Fences and flood barrier must exist as independent improvements.

2. The following **Section 7.0 PRECONSTRUCTION** is hereby added to the Guidelines:

#### 7.0 PRECONSTRUCTION

- 7.1 Building materials placed on Lots prior to commencement to any construction, addition, alteration or repair of improvements must be kept in a neat, clean and orderly condition.
- 7.2 No materials relating to construction, addition, alteration or repair of improvements may be placed on any streets in the subdivision.
- 7.3 No materials relating to construction, addition, alteration or repair of

improvements may be placed in the Subdivision more than 14 days prior to commencement of the intended construction, addition, alteration or repair.

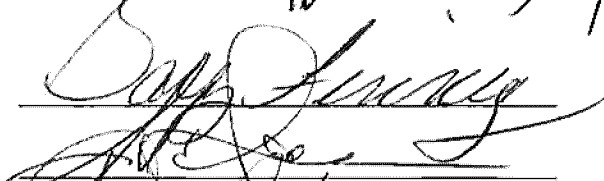
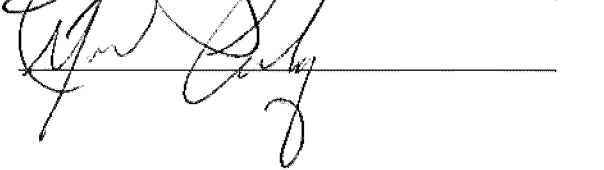
7.4 The foregoing requirements apply not only to construction materials but also any landscaping materials, including but not limited to sod and dirt piles.

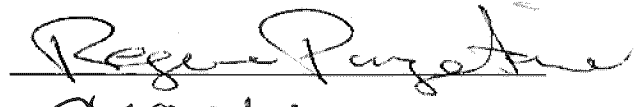
7.5 Foundation-related materials, including but not limited to dirt piles, are not permitted on lots more than 14 days prior to commencement of the intended construction, addition, alteration or repair.

3. The following is added to existing **Section 3.9 Barns, Stables, Outbuildings** of the Guidelines, after the paragraph beginning "Very large barns ...":

No barn shall have an eave height in excess of fourteen feet (14'). Every barn must have at least one cupola and some may require two (2) cupolas, depending on size. The square footage area of a barn structure—measured by roof lines—cannot be greater than 50% of the primary residence's square footage, as measured by the roof lines. For example, if the square footage of the primary residence on a lot, as depicted on a survey and measured by roof lines, is 5,000 square feet, the maximum square footage of a barn, measured by its roof lines, will be 2,500 square feet. No barn on any lot shall exceed 3,000 square feet in area regardless of the size of any other structures on a lot.

ADOPTED BY THE FT. BEND/GRAND RIVER ARCHITECTURAL REVIEW COMMITTEE THIS 10<sup>th</sup> DAY OF July, 2019.

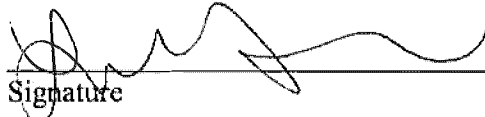
  
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as moderator

**CERTIFICATE OF FILING**

I, the undersigned member of the Architectural Review Committee of Ft. Bend/Grand River, do hereby certify that the foregoing instrument is an original dedicatory instrument, as that term is defined in the Texas Property Code, that said instrument was duly adopted by the Architectural Review Committee of Ft. Bend/Grand River, and such instrument is being presented for recording in the Official Public Records of Real Property of Fort Bend County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: July 16, 2019

  
Signature

Leeann Austin on behalf of  
Printed Name the Committee

THE STATE OF TEXAS §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 16th day of July, 2019, by Leeann Austin, member of the Ft. Bend/Grand River Architectural Review Committee, on behalf of said entity.

  
NOTARY PUBLIC, STATE OF TEXAS

